

33 The Chestnuts, Cross Houses, Shrewsbury, Shropshire,
SY5 6JH

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £525,000

Viewing: strictly by appointment
through the agent

Feature oak storm porch with wooden entrance door giving access to:

Reception hallway

Having wall mounted alarm control panel, radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, UPVC double glazed window to side, radiator.

Door from reception hallway gives access to:

Study

10'9 x 7'4

Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

Bay fronted lounge

14'1 x 13'2 excluding bay

Having walk-in bay with UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, contemporary log effect LPG gas fire set to a stone style hearth with matching surround, coving and recess spotlights to ceiling.

Door from reception hallway gives access to:

Spacious refitted kitchen/diner/family room

28'6 x 10'1

The dining/family area comprises: UPVC double glazed window to front, radiator, tiled floor covering. The kitchen area comprises: A range of modern refitted eye level and base units with built-in cupboards and drawers, integrated appliances which include hide and slide Neff oven, a further Neff oven with microwave oven above, integrated Neff fridge freezer, integrated Neff washing machine, integrated vented drier and Bosch dishwasher, Neff induction hob with concealed cooker canopy over, wine cooler, cupboard housing Worcester gas fired central heating boiler, tiled splash surrounds, fitted wooden worktops with inset 1 1/2 stainless sink drainer unit with mixer tap over, recessed spotlights to ceiling, tiled flooring, sealed under-unit lighting.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to front, radiator.

Doors then give access to: Three bedrooms and family bathroom.

Bedroom one

14'2 excluding dressing area x 11'2

Having UPVC double glazed window to rear with fitted shutters having a pleasing aspect over the property's rear gardens and local woodland, radiator.

Arch from bedroom gives access to:

Dressing area

10'8 x 3'6

Having custom fitted Sharps wardrobes, UPVC double glazed window to side with fitted shutter, radiator.

Door gives access to:





Refitted ensuite shower room

Having a large shower cubicle with wall mounted mixer shower, wash hand basin with mixer tap over and storage drawers below, flush WC, mirror fronted bathroom cabinet, shaver point, UPVC double glazed window to side, wall mounted shelved storage cupboard, radiator.

Bedroom

16'7 max into wardrobe recess x 10'2

Having UPVC double glazed windows to front with fitted shutters, range of free standing wardrobes, radiator.

Family bathroom

Having a three piece white suite comprising: Panel bath, low flush WC, pedestal wash hand basin, part tiled to walls UPVC double glazed window to side, wall mounted extractor fan, radiator.

Bedroom

10'0 x 7'6

Having UPVC double glazed window to front with fitted shutters, radiator.

From first floor landing stairs rise to:

Second floor landing

Having loft access, pull down ladder.

Doors then give access to: Two further bedrooms.

Bedroom

19'7" x 16'4" into recess

Having a large range of Sharps fitted wardrobes, UPVC double glazed window to front with fitted shutters, radiator.

Door from bedroom gives access to:

Ensuite shower room

Having large tiled shower cubicle with wall mounted mixer shower, low flush WC, pedestal wash hand basin, radiator, Velux roof window, part tiled to walls, extractor fan to ceiling.

Bedroom

16'2 max x 7'6

Having UPVC double glazed window to front with fitted shutters, large walk-in store cupboard housing pressurised water system.

Outside

To the front of the property there is a generous tarmac driveway plus additional brick paved area, lawn garden, mature hedging.

From the driveway access is given to:

Double garage

17'3 x 16'9

Having two up and over doors, fitted power and light. Gated side access then leads to a useful store.

Gated pedestrian side access then leads to the property's:

Pleasing rear gardens

Which comprises: Glass roofed pergola, Indian sandstone paved patio area, outside cold and warm taps, lawn gardens, stone pathway giving access to a paved sun terrace with insulated summerhouse having fitted power and light, mature shrubs, plants and bushes. The rear gardens are enclosed by fencing and mature hedging and have a lovely aspect.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

